



**PLANNING DEPARTMENT**

**TOWN OF GRAFTON**  
**GRAFTON MEMORIAL MUNICIPAL CENTER**  
**30 PROVIDENCE ROAD**  
**GRAFTON, MASSACHUSETTS 01519**  
**(508) 839-5335 ext 1120 • FAX (508) 839-4602**  
**planningdept@grafton-ma.gov**  
**www.grafton-ma.gov**

RECEIVED TOWN CLERK  
 GRAFTON MA

2021 JUL 27 PM 4:44

**APPLICATION FOR MODIFICATION OF A SITE PLAN APPROVAL**

Application No. SPA 2001-2 Modification # 1

**APPLICANT & PROPERTY OWNER INFORMATION**

NAME IDEXX Laboratories  
 STREET 3 Centennial Drive CITY/TOWN Grafton  
 STATE MA ZIP 01451 TELEPHONE (888) 433-9987  
 NAME OF PROPERTY OWNER (if different from Applicant) IDEXX Distribution, Inc.  
 Deed recorded in the Worcester District Registry of Deeds Book 61951 Page 175

**SITE INFORMATION:**

STREET AND NUMBER 3 Centennial Drive  
 ZONING DISTRICT OLI ASSESSOR'S MAP 5 LOT #(S) 1 B  
 LOT SIZE 4.75 acres FRONTAGE 516.5 ft  
 CURRENT USE Laboratory/Research

**PROJECT/PLAN INFORMATION:**

PLAN TITLE Modification of a Site Plan Approval; Remote Utility Storage Building  
 PREPARED BY (name/address of PE/Architect) Highpoint Engineering, Inc. | 45 Dan Road | Suite 140 | Canton, MA  
 DATES July 14, 2021

**Briefly state requested modification:**

Restripping & sealcoating of upper parking lot, construction of a new remote storage utility building, new electrical equipment, and various site improvements

**Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:**

Sections 1.3.3 Site Plan Review; Section 9: Campus Overlay District

**TO THE GRAFTON PLANNING BOARD:**

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature *Matthew P. Bunker*

JUL 26 2021

July 21, 2021 | 10:26 AM ET  
 Date: \_\_\_\_\_

Property Owner's Signature (if not Applicant) \_\_\_\_\_

**Planning Board**  
**Grafton, MA**

Date: \_\_\_\_\_



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**TREASURER / COLLECTOR**

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

**Please note: it can take up to three (3) business days to process each request.**

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	_____	<input checked="" type="checkbox"/>
<input type="checkbox"/> Board of Health	_____	_____	<input checked="" type="checkbox"/> Other	_____	<input checked="" type="checkbox"/>

Other Permit: ZBA variance

IDEXX Laboratories  
Petitioner Name  
3 Centennial Drive  
Petitioner Address  
Grafton, MA  
City, State, Zip  
508-404-5475  
Phone

IDEXX Distribution, Inc.  
Property Owner / Company Name  
3 Centennial Drive  
Property Address  
Grafton, MA  
City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise			✓
Disposal			
General Billing			

Thomas Merelli  
Treasurer / Collector Name (please print)

[Signature]  
Treasurer / Collector Signature

6/24/21  
Date

7/8/2021

3 Centennial Drive  
Map 5 Lot 1B

  
Cody Herd, Data Collector

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
005.0-0000-0001.0	4 MILLENNIUM DRIVE	WORCESTER BUSINESS DEVELOPMENT CORP		89 SHREWSBURY STREET SUITE 300	WORCESTER	MA	01604	17040	268
005.0-0000-0001.B	3 CENTENNIAL DRIVE	IDEXX DISTRIBUTION INC		ONE IDEXX DRIVE	WESTBROOK	ME	04092	61951	175
005.0-0000-0001.C	4 CENTENNIAL DRIVE	SSB REALTY LLC		BOX 5197	BOSTON	MA	02206	25175	70
005.0-0000-0001.D	8 CENTENNIAL DRIVE	SSB REALTY LLC		BOX 5197	BOSTON	MA	02206	25175	70
005.0-0000-0001.G	13 CENTENNIAL DRIVE	GRAFTON REALTY LLC		355 PROVIDENCE HIGHWAY	WESTWOOD	MA	02090	63171	153
005.0-0000-0001.H	5 MILLENNIUM DRIVE	LEP CENTECH, LLC		163 WASHINGTON STREET	AUBURN	MA	01501	65445	300
005.0-0000-0002.0	1 PINE STREET	MASS COMMONWEALTH OF	DIVISION OF CAPITAL PLANNING	1 ASHBURTON PLACE	BOSTON	MA	02108	0	0
005.0-0000-0005.0	8 PINE STREET	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01519	60949	392

July 14, 2021

Mr. Christopher McGoldrick  
Town Planner  
Grafton Town Hall  
30 Providence Road  
Grafton, MA 01519

Re: Modification of a Site Plan Approval Application  
IDEXX Laboratories  
3 Centennial Drive  
Grafton, Massachusetts

Dear Mr. McGoldrick,

On behalf of our Client, IDEXX Laboratories (Applicant), Highpoint Engineering Inc. (Highpoint) is submitting the enclosed Modification of a Site Plan Approval Application for the above referenced project located at 3 Centennial Drive, Grafton, Massachusetts, Town Assessors Map 5, Parcel 1B. The Project Site currently consists of an existing two-story 30,000± ft<sup>2</sup> (GFA) office and laboratory building with associated parking and infrastructure. The property is approximately 4.75 acres in area and is located in the Office/Light Industrial (OLI) Zoning District and the Campus Development Overlay (CDO) District. The Grafton Planning Board originally issued a Site Plan Approval for the site by unanimous vote at the July 9, 2001, meeting. The original approved Site Plan 2001-2 is entitled "IDEXX Site at CenTech Park – Grafton, Massachusetts" dated June 8, 2001, revised through June 29, 2001.

Refer to the Existing Conditions Plan, dated June 4, 2021, included with the application for the current conditions of the Project Site. The current proposed site improvements include sealcoating and restriping of the upper parking lot, new enclosed dumpster pad location, a new driveway for truck deliveries, new identifying building signage, landscape features, new generator and electrical upgrades, new heated stairs from the lower to upper parking lot, and a new 480± ft<sup>2</sup> accessory building for biomedical waste storage. Refer to the enclosed Site Plans entitled "Application for Modification to Site Plan Approval; Remote Utility Storage Building", dated July 14, 2021, by Highpoint Engineering Inc. for proposed site improvements.

The existing building is currently under construction for interior renovations. The use of the building will remain as an office/laboratory use once renovations are complete. It is anticipated that IDEXX Laboratories, Inc. will have a maximum of 250 employees working in the building when renovations are complete. The new accessory building will be used for the storage of biomedical waste to allow IDEXX to free up usable space within the building. The location of the new accessory building is within the 35 ft side yard setback. The Applicant will submit a request for a dimensional variance from the Town of Grafton Zoning Board of Appeals (ZBA) for the location of the new accessory building.

The proposed site improvements include some minor layout changes to the upper and lower parking lots. The existing two dumpster locations will be consolidated to one location in the northwest corner of the upper parking. The entire upper lot will be sealcoated and restriped to improve vehicular maneuverability and allow access to the new truck delivery driveway. The lower parking lot will be partially restriped at the existing dumpster location in the northwest corner of the lot to create an additional parking space. A total of 130 parking spaces will be provided on-site resulting in, an increase of four (4) spaces compared to existing conditions. Of those 130 parking spaces, five (5) will be designated as handicap accessible

## MODIFICATION OF A SITE PLAN APPROVAL APPLICATION



IDEXX Laboratories, Inc.

parking spaces and 5 designated as visitor parking spaces. The 130 parking spaces will meet the required number of off-street parking spaces for the anticipated 250 employees as required in the OLI/CDO overlay district. The Grafton Zoning Bylaw, Section 9.6.3.2.B CDO Off-Street Parking Requirements, requires *"one (1) parking space for each 2.0 persons included in the offices, staff and employees within the CDO District of each organization conducting such use, determined and certified as provided in paragraph (d) hereof, plus visitor spaces of one (2) additional space for each twenty-five (25) spaces so determined."* The new paved parking lot with 130 striped parking spaces, painted direction arrows and directional signage will improve traffic flow and provide an adequate number of parking spaces to satisfy the dimensional requirements of the Grafton Zoning Bylaw. The lower and upper parking lots will continued to be accessed via one of two existing curb cuts off Centennial Drive for the upper lot and Pine Street for the lower lot.

Deliveries will be received via a new 20 ft wide paved driveway to allow closer delivery access to the main entrance on the north side of the building. The pavement in front of the delivery entrance will be striped to prevent vehicles from blocking delivery access. The improved parking reconfiguration and new driveway will result in 6,730± ft<sup>2</sup> of new pavement. A new catch basin will be provided to collect stormwater runoff from the new impervious area and will be directed to the existing closed drainage system and directed to the existing sediment forebay and infiltration pond on-site. The increase in impervious area will result in a Ground Coverage of 36% which is under the maximum of 60% Ground Cover allowed in the CDO Overlay District.

Electrical upgrades were previously approved under a permit from the Town of Grafton and will not be altered as part of this application. The new electrical equipment and generator are shown on this application with new site landscaping improvements which will provide screening of the new electrical equipment and accessory building. The existing 'IDEXX' sign at the entrance of the lower parking lot will also be relocated to the entrance on Centennial Drive.

Thank you for your consideration of this project. We look forward to presenting this project to the members of the Planning Board on August 23<sup>rd</sup>. If in the meantime, you should have any questions please contact our office at 781-770-0971.

Sincerely,  
**HIGHPOINT ENGINEERING, INC.**

A handwritten signature in blue ink that reads 'Nichole Murphy'.

cc: Jeff Shorey, IDEXX Laboratories, Inc.  
Mark Pelletier, Mangel Architects  
Douglas Hartnett, Highpoint Engineering, Inc.



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508-839-5335 ext. 120 • FAX 508-839-9648 (day)

**PLANNING BOARD**

July 12, 2001

David Grenon  
E-C Realty Corporation  
25 Armsby Road  
Sutton, MA 01590

Certified Mail # 7000-0600-0029-2246-6011

**RE: CERTIFICATE OF APPROVAL - SITE PLAN 2001-2 (IDEXX / E-C Realty Corp.)**

Dear Mr. Grenon,

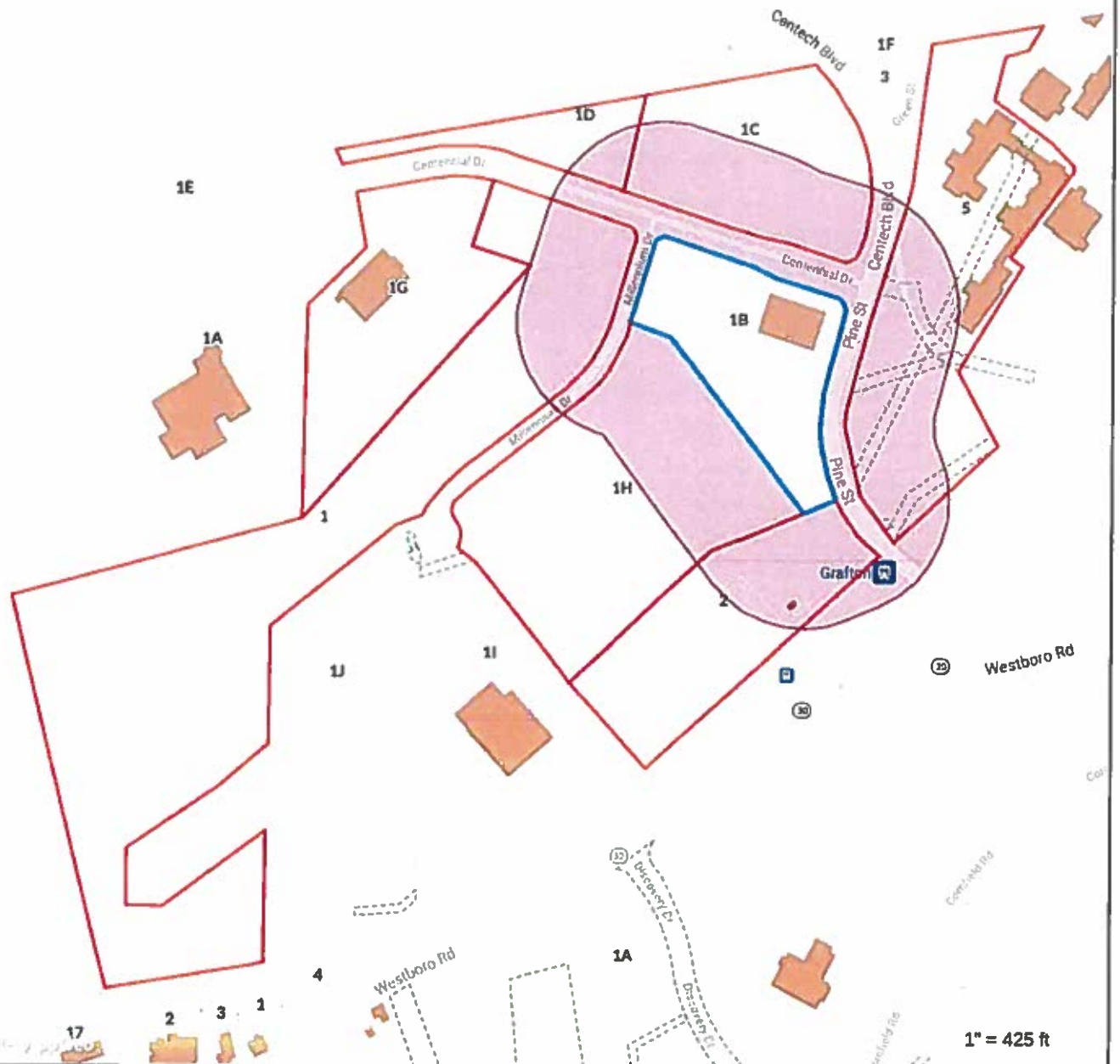
At its meeting on June 25, 2001, the Grafton Planning Board reviewed Site Plan 2001-2 entitled "IDEXX SITE At CenTech Park - Grafton, Massachusetts" Dated 6-8-2001, Revised 6-29-2001 prepared by Maguire Group, Inc. The site plan was submitted by E-C Realty Corporation, for property located at CenTech Park/Centennial Drive as shown on Assessors Map 5 Lot 1, and owned by Worcester Business Development Corp., by deed recorded at the Worcester District Registry of Deeds in Book 17040, Page 268. The site plan proposes the construction of a two-story, 30,000 sq.ft. Office and Laboratory building, associated parking lots, drainage, utility connections and landscaping. The review of Site Plan 2001-2 was carried over to the 7-9-2001 meeting, at which time the Planning Board by unanimous vote approved the site plan as revised.

Pursuant to Section 9.6.1.3. of the Grafton Zoning By-Law, this certificate of approval letter has been placed on file with the Town Clerk. Please feel free to contact this office with any questions you may have.

Respectfully,

Larry L. Dunkin, AICP  
Grafton Town Planner

c. Inspector of Buildings  
Lawrence A. Brodeur, Esqr.  
Harold Morsilli, P.E.  
Craig Blais

**Property Information**

**Property ID** 005.0-0000-0001.B  
**Location** 3 CENTENNIAL DRIVE  
**Owner** IDEXX DISTRIBUTION INC

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Grafton, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 3/23/2021  
Data updated 3/23/2021

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.